



Maida Avenue, Little Venice W2





# Maida Avenue, Little Venice W2

A charming two bedroom apartment overlooking Regent's Canal located on Maida Avenue, W2.

Offered for sale and arranged over approximately 1,172 sq ft is this two bedroom, two-bathroom apartment located on the second floor of this grand stucco-fronted building in the heart of Little Venice. The reception/dining room is to the front of the property and has two large windows overlooking the wonderful Regent's Canal. The principal bedroom has an en suite shower room and overlooks the Canal, providing the most idyllic views.



**Asking price:** £1,595,000

**Tenure:** Share of freehold plus leasehold, approximately 82 years remaining

**Service charge:** £2,190 per annum, reviewed annually. We have been unable to confirm the next review dates for the service charge. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** A peppercorn

**Local authority:** City of Westminster

**Council tax band:** F











There is a large separate kitchen that is fully fitted with all the appliances, and there is an additional bedroom that will have access to the family bathroom. The property is sold in good condition and also benefits from a share of the freehold.

Maida Avenue is close to Warwick Avenue Underground Station (Bakerloo Line), which is 0.2 miles away. London Paddington is only 0.4 miles away, and Heathrow can be reached within 15 minutes via the Heathrow Express from Paddington Station. The property is located directly opposite Regent's Canal and is close to the open spaces of Regent's Park and Paddington Recreation Ground.

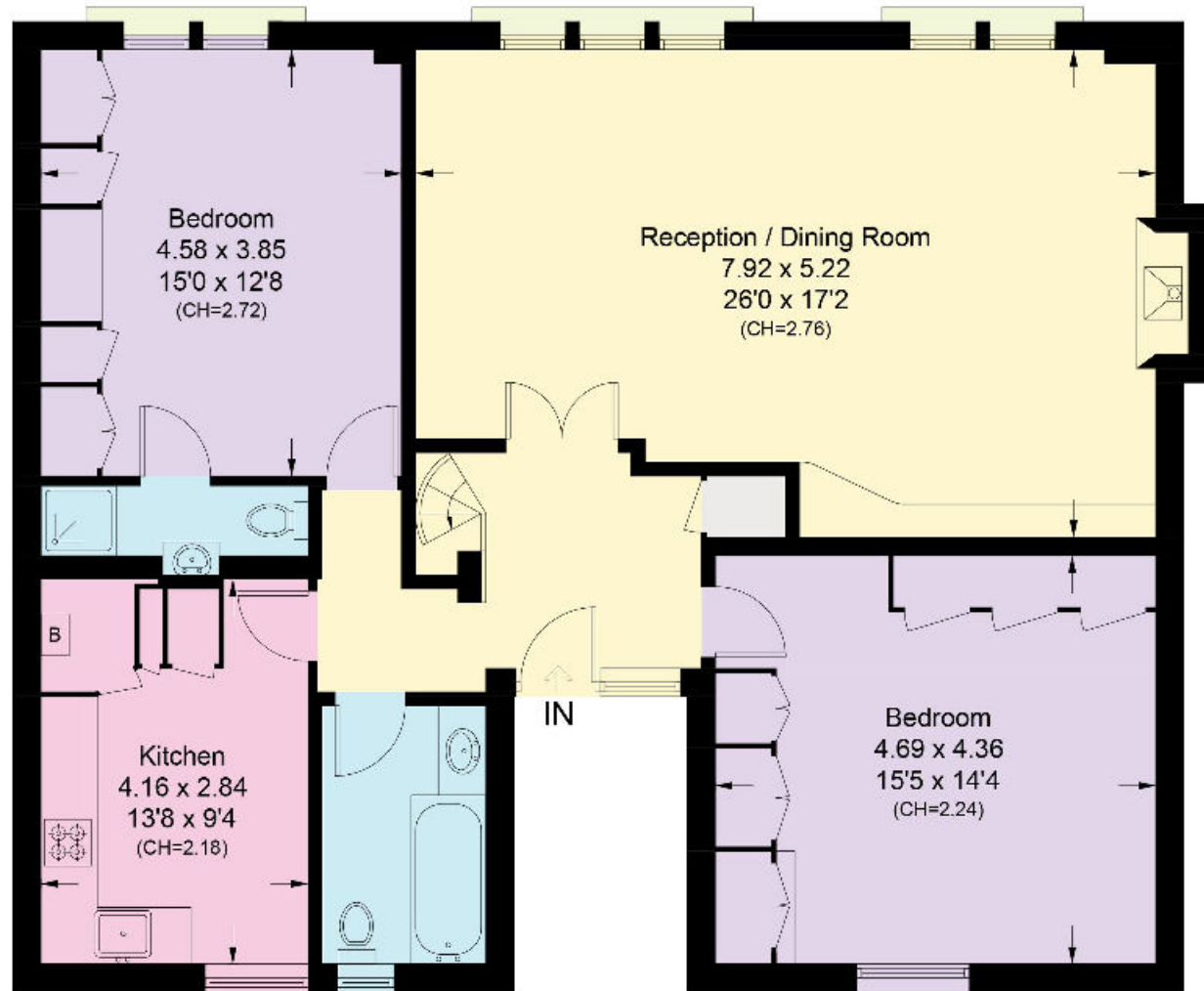


## Maida Avenue, W2

Approximate Area = 108.9 sq m / 1172 sq ft

### Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2021. Photographs and videos dated September 2021.

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